



## THE BROOKLYN at MIDDLEBOURNE

THE BROOKLYN - COASTAL

QUICK MOVE IN

**5 Bedrooms • 4.5 Bathrooms • 2-Car Garage • 3,432 ft<sup>2</sup> Living Area • 4,580 ft<sup>2</sup> Under Roof**

Step into the Brooklyn, a versatile home with over 3,000 sqft of living space designed to bring comfort, style, and functionality to everyday living. This stunning two-story layout offers 4 bedrooms, 3 and a half bathrooms, and a three-car garage, making it ideal for families who need space and flexibility. With open-concept living areas, private retreats, and plenty of room for entertaining, the Brooklyn can easily adapt to your lifestyle. ICI Homes' commitment to customization means you can personalize the Brooklyn to truly make it your own.

\* Renderings may vary from actual home. Please see disclaimer for more details.

**\$1,497**

ESTIMATED SAVINGS



This home has a HERS Score of 64 and is estimated to save you \$3,193 on your annual utility bills vs. a resale home.

# THE BROOKLYN

5 Bedrooms • 4.5 Bathrooms • 2-Car Garage

QUICK MOVE IN

## Middlebourne

Elite Series | 60' Wide Lots - Lot 157

71 Junction Avenue  
St. Johns, FL, 32259

Living Area: 3,432 ft<sup>2</sup>

### Structural Options Included in This Home:

- ✓ Shower ilo Guest Tub @ Bath
- ✓ Guest Suite ilo 1 Car Garage
- ✓ Extended Covered Lanai
- ✓ Summer Kitchen-Knee Wall Only per LF
- ✓ Tray Ceiling - Game Room
- ✓ Tray Ceiling - Master Suite
- ✓ Outlet-Floor Plug Brass
- ✓ Wood Railing @ Stairs
- ✓ Sink-Rough In

And much more....

Priced at: **\$979,204**

## FIRST-SECOND FLOOR

Floor plan details vector image

Floor plan details vector image

This Brooklyn is a Quick Move In! [Speak to a Sales Counselor \(844\) 349-6401](#) or visit [ICIHomes.com](#)

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